

On the instructions of the



Guide Price: Offers in excess of
£250,000

Offers to be Received midday
Friday 16th August 2024

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Site Former Holy Spirit Parish Centre, Poulson Drive, Netherton, Merseyside



- Vacant former social club/parish centre
- Scope for alternative uses or redevelopment subject to the necessary consents.
- Total site area approximately 0.415 acres subject to confirmation with the Deeds.
- Existing Parish Centre / Social Club extending to approx. 5,000sqft GIA.
- Conditional or unconditional offers considered.
- Offers to be received by no later than midday Friday 16th August 2024.
- Within an established residential location backing onto the Leeds Liverpool Canal.
- No VAT on purchase.

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Location: The subject property can be located to Poulson Drive opposite the Holy Spirit Roman Catholic Primary School adjacent to Sefton Moss Lane in Netherton, as indicated by our aerial images below.

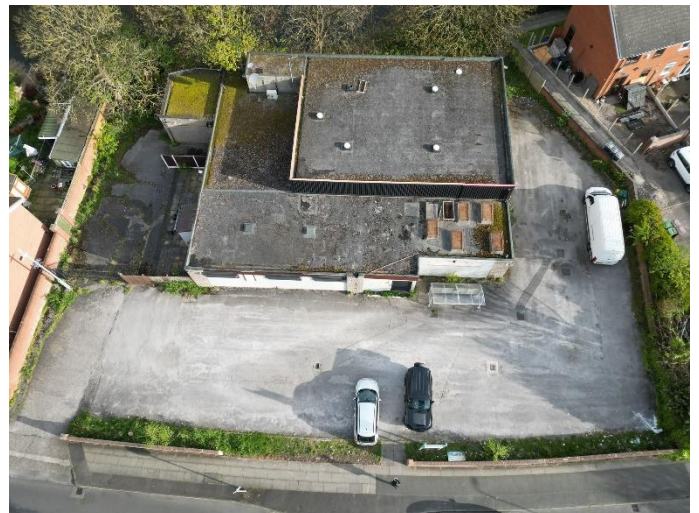
Club premises as shown below



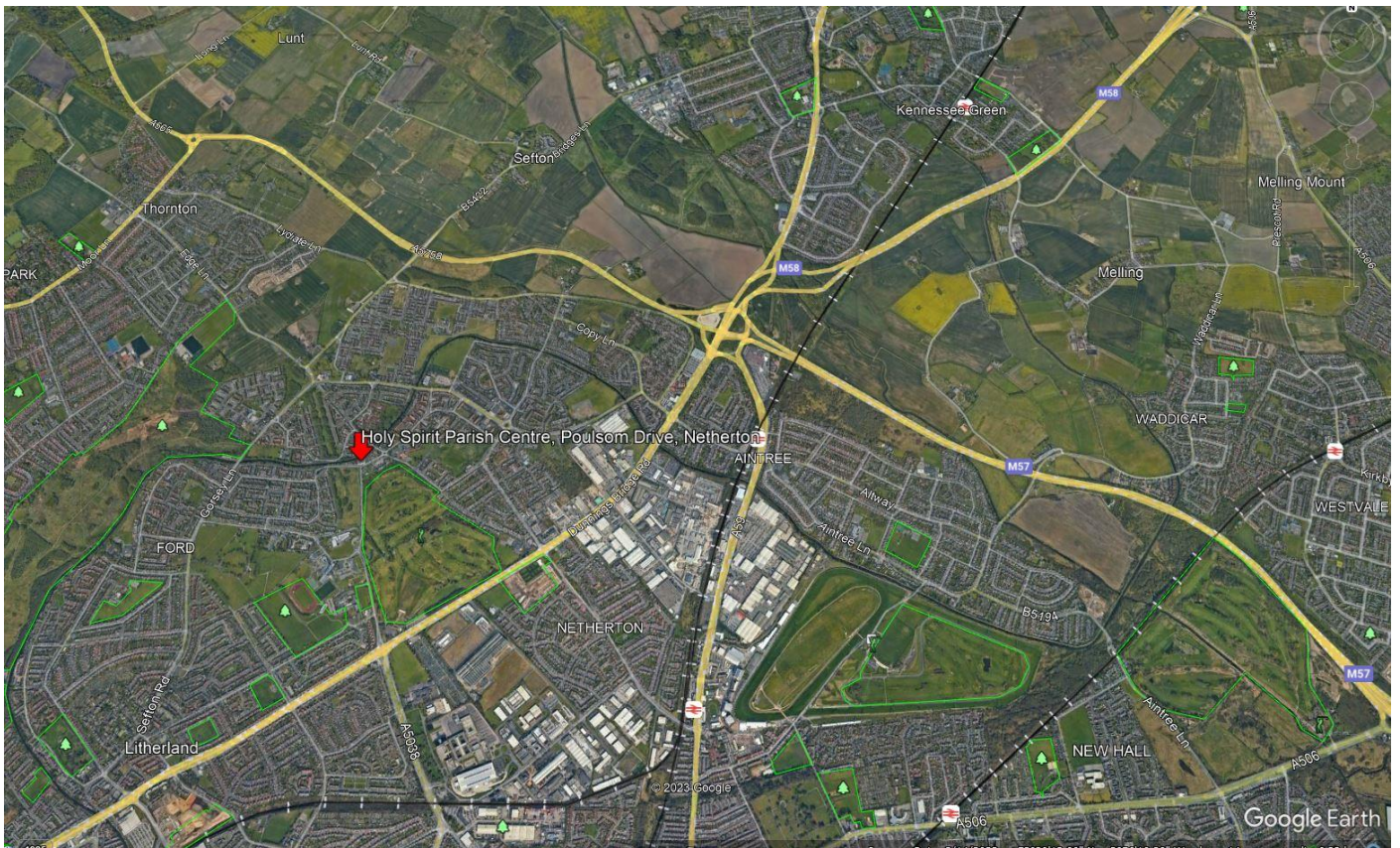
Description: Vacant former social club/parish centre extending to a gross internal area of approximately 4,995 square feet GIA and comprising of entrance hall with WC's and entrance area into main hall & members lounge both with bar access, kitchen, office & rear cellar / beer store.

Externally, the site backs onto the Leeds Liverpool Canal, and to the front has a single access point onto Poulson Drive, and provides a total site area of approximately 0.415 acres, subject to confirmation with the Deeds.

Offers are invited on a conditional or unconditional basis for either alternative or ongoing uses for the existing parish centre social club or indeed complete redevelopment by way of offers on a planning conditional basis.







Accommodation: Total site area approximately 0.415 acres subject to confirmation with the Deeds.

We understand the existing Parish Centre / Social Club extends to approx. 5,000 sqft GIA.

Tenure: We understand the property is held freehold and a copy of the Land Registry entries are available on request.

Guide Price: Offers in excess of £250,000 are sought. Unconditional or conditional offers are sought by no later than midday Friday 16th August.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT will not apply to the purchase price.

Legal: Each party is to be responsible for their own legal costs.

EPC: If purchased for ongoing use an EPC can be provided on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.



Details Prepared 21 May 2024

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